

Nareka Jacques

From: Judi Klubi [REDACTED]
Sent: April 6, 2026 3:56 PM
To: Municipal Hall
Subject: Development at 7054 Brentwood Drive

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor Windsor and Council,

We write to you to express our concern over a development proposal at 7054 Brentwood Drive to build five suites designated as 'Travel Accommodation'. When this proposal came to light in 2024, we attended an information session outlining plans for the property. The plans we were shown were very comprehensive and designed to maximize the square footage of the building being proposed. As outlined, rezoning and multiple variances will be required. The developer seemed to indicate that they would be asking for variances and setbacks in keeping with a single family home in spite of the proposed five unit commercial building they envision. One has to ask why we even have bylaws in Central Saanich at all if variances of such impact are going to be considered and granted. If this development is approved as planned, traffic and parking issues will be an ongoing problems for everyone in the neighbourhood. The developers of said property indicate they plan to provide the absolute minimum number of stalls as required by the municipality. It will definitely not be enough for the proposed development. Parking and driving on Brentwood Drive is already fraught. The property at 7054 Brentwood Drive is at the end of a sharp S curve which cars and buses careen around at speeds well in excess of posted speed limits. More cars will mean more traffic and hazards to everyone who lives, drives and walks along Brentwood Drive.

One has to think that these plans came to fruition before the provincial legislation concerning short term rentals. There appears to be no provision in these plans to have an owner/occupier on site as required by the Government of BC. Who will be on hand to take care of guests and monitor behaviour and noise? This will ultimately become a problem for all of us in the vicinity. It would be foolish to assume that temporary guests will be as respectful to the surrounding community as are residents. We can give you examples. For the last couple of years the old cannery building on the shore of the property (Rhode's Marina) has been operated as an Airbnb. The dock from the marina runs directly in front of our home and we have had a front row seat to loud parties, people urinating off the dock and, recently, a bachelorette party complete with a male stripper. Although we were tempted to call the police at the time, we believed these 'adventures' to be an occasional occurrence and resolved to just wait for the party to end. A new three story building with five additional short term rental suites will only compound these types of problem and result in ongoing noise complaints and frustration. The plans for a swimming pool and bar on top of this building (essentially creating an open fourth floor) will only exacerbate the noise problems. There appears to be no consideration given for the year round residents who live in this quiet community.

In the presentation we were told that guests of the new property would have access to the dock. Please be aware that the cannery building and its deck are in terrible shape. The building floods during King tides and many of the pilings underneath are leaning, unattached to the building or have fallen into the silt. If access to the dock are (as we were told) part of renting a suite, major repair work should be undertaken to ensure safety. We have heard there are additional plans to further develop this part of the property but, at present, are unaware of the scope of these plans. It should be noted that the building and deck run directly over the strip of land designated as Brooks Park. Developing a property over a designated park seems to be a step too far.

As you are aware, there is already a hotel on Brentwood Drive that serves visitors to the area. There are also a number of Airbnb units in the area that are in family homes. A small boutique hotel, with management on site, would be preferable to everyone in the neighbourhood. Of course the owners are within their rights to develop the site. A small condominium complex similar to the one next to the Brentwood Inn could provide housing for several long term

residents of Brentwood Bay. As recently legislated by the British Columbia government, this is the type of housing that should be built. This quiet, residential community does not need or want a purpose built Airbnb style building and the disruption it will bring to all of us.

Sincerely,

Judi and Stephen Klubi
7068 Brentwood Drive

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